CITY OF NEWTON, MASSACHUSETTS

PURCHASING DEPARTMENT

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November 18, 2010

ADDENDUM #2

REQUEST FOR QUALIFICATIONS #11-17

SOLAR ENERGY FACILITIES

THIS ADDENDUM IS TO: Correct the wording on the original RFQ and Answer the following Questions from the PreBid and those that have been submitted independently:

Section 3.0 PROJECTED SELECTION TIMELINE - Original Item D is deleted.

New Item D should read: Evaluation of qualification material - Starting November 18, 2010

Section 4.0 SUBMISSION OF QUALIFICATIONS – 5th paragraph should read:

It is the Respondent's responsibility to see that its statement of qualifications is delivered within the time and at the place prescribed. (Last sentence in this paragraph is deleted.)

- Q1. Will today's pre-submission meeting sign- up sheet be posted on the purchasing website?

 A1. YES
- Q2. Are you looking for a specific size of project?
 - A2. No. The City will expect the successful respondent to determine the most appropriate size for the Rumford and other solar facilities.
- Q3. What size is the site of the 5 acres?(Is the available area for the solar facility at Rumford limited to 5 acres?
 - A3. This is an approximate acreage. The successful responder will be responsible to review detailed maps of the available property and decide on the most effective acreage for the solar facility. The City will provide access to the site and all available topal maps
- Q4. You did not specify a PPA price in the RFQ. Are you requiring an actual sale price?

 A4. No pricing information is required in responder's submissions.
- Q5. Are the MWBE required or goals?
 - A5. The City of Newton encourages the use of Minority/Women Business Enterprise vendors whenever possible.
- Q6. When is the surety bond due?
 - A6. A surety bond is not required for the purposes of the RFQ. The successful responder will be required to post a bond. Specifics on the amount will be discussed during contract negotiations.

- Q7. Is this the first cut of vendors?
 - A7. Only vendors attending the pre-submission meeting will be allowed to submit an RFQ.
- Q8. There is a contradiction on some pages relating to DCAM electrical services? Please clarify. (why exclude Energy Management Services for the Prime contractor).
 - A8. Vendors must be DCAM certified in either electrical or Energy Management Services.
- Q9. What will be the final topal (topographical) map?
 - A9. All available maps will be provided to the successful bidder to aid in the design of the solar facility.
- Q10. DCAM certification for electrical will eliminate a lot of people in the room. The electrician maybe DCAM certified not, actual (prime) bidder. Is this a problem?
 - A10. Vendors must be DCAM certified in either electrical or Energy Management Services.
- Q11. What state local permits do we need to pull for this project?
 - A11. The successful Responder will need to be obtain all permits at the time of the construction phase.
- Q12. What is the land fill zoning?
 - A12. Zoning restrictions, if any, for this renewable energy power system project is being researched.
- Q13. Is it five (5) acres of usable space?
 - A13. (see answer to Q3)
- Q14. Does the city currently have a power contract?
 - A14. City, for FY11, has a power purchase agreement with TransCanada.
- Q15. Should we be concerned about the dust from the composting area?
 - A15. The successful Responder will work with the City of Newton to address operational concerns, if any, that may impact power production.
- Q16. What is the City paying for electricity.
 - A16. 7.54 cents/kWh for B2 and T2 commercial accounts (TransCanada).
- Q17. Is there information on distribution charges?
 - A17. See page 24 (Attachment A) of the RFQ paragraph titled "Detailed Historical Energy Database".
- Q18. Do you know when all the questions will be answered?
 - A18. Not applicable
- Q19. How much of the five acres will be operational?
 - A19. This is an approximate acreage. The successful responder will be responsible to review detailed maps of the available property and decide on the most effective acreage for the solar facility. The City will provide access to the site and all available topal maps
- Q20. Does the current zoning allow for this type of work?
 - A20. Zoning restrictions, if any, for this renewable energy power system project is being researched.
- Q21. Will rezoning be required?
 - A21. Zoning restrictions, if any, for this renewable energy power system project is being researched.

- Q22. Any metering or connection points on this site?
 - A22. The successful Responder will determine appropriate interconnection point(s) to the NSTAR distribution system.
- Q23. Do you have any idea of Nstar has on the street? I'm not sure of the question.
 - A23. Medium voltage 3 phase cross-arm construction is on the street.
- Q24. What are the needs or conditions of the 6 buildings?
 - A24. It is the responsibility of the successful Responder to determine the needs or conditions of the 6 buildings for installation of a solar facility during contract negogitations.
- O25. Can we visit the site?
 - A25. A Site visit was held on November 9th immediately following the Pre-submission meeting.
- Q26. What areas are cleared to build upon and what is restricted?
 - A26. The successful Responder will propose areas to build up in order to maximize the effectiveness of this solar facility power purchase agreement project.
- Q27. There are some areas that are ongoing at the landfill. Could we have those areas staked out for us?

 A27. The successful Responder will propose the areas in order to maximize the effectiveness of this solar facility power purchase agreement project.
- Q28. Does the landfill "zoning" restrict the use as a location for a solar facility?
 - A28. The successful responder will be required to receive all necessary permits.
- Q29. Can the NSTAR interconnection power line be placed on the existing half acre parcel of land that has an outflow pipe that is between Lexington Street and the Landfill just North of the apartment building complex?
 - A29. Yes. The successful responder will be required to receive all necessary permits.
- Q30. Is a Certificate of Eligibility (DCAM Form CQ-7) required for the EPC subcontractor? If yes, what category does the EPC need to hold a Certificate of Eligibility for?
 - A30. Subcontractor DCAM certification requirements are based on M.G.L. Chapter 25a 11i and Chapter 149 administrative rules and regulations.
- Q31. Are there limitations on the type or types of solar systems that can be installed at the Rumford Avenue Landfill site? For example, can a ground mounted tracking system be installed?
 - A31. Respondents should plan the most appropriate, cost-effective and technical installation.
- Q32. Will the electricity produced by the Rumford Avenue Landfill solar photovoltaic system be purchased directly by the City of Newton or will the electricity first be sold to the utility (NSTAR)?

 A32. Responders should refer to the first paragraph of Section 7.
- Q33. The RFQ refers to "The Project" as the Rumford Avenue Capped Landfill site and the other locations as potential sites for PV. Does the City of Newton plan on entering into PPA agreements with the successful Respondent for the additional sites as well as the Rumford Avenue Capped Landfill site?
 - A33. Responders should refer to facilities in Section 1, third paragraph as candidates for inclusions in a PPA agreement.
- Q34. Page 15, Section 7, 6th bullet "Respondent's proposal shall include a plan for the disposition and or assignment of any and all environmental or other attributes (such as SRECS, greenhouse gas offsets (RECS) or forward capacity payments. "Does this question imply that the city will require that the City will retain the environmental attributes SRECS, RECS or capacity payments and or other, or is the question in reference as to how the respondent plans to monetize or use the credits, etc?

A34. The City does not intend to retain any of the environmental or other attributes.

Q35. Page 17, Section 3 – Experience in solar Projects – in reference to "information must be provided on experience in the development of solar facilities on landfills and brown fields." If the PPA provider and their EPC teaming partner meet the requirement of "a minimum of 5 completed projects greater than 250 kW" as outlined in Section 3, but have not completed solar on landfill or brownfield sites, will this disqualify the respondents, or negatively impact the ranking criteria (30 points out of the 100)?

A35. The City will consider experience in landfill based systems an advantage. Respondents that do not have landfill sites will not be disqualified from being considered in the evaluation process.

- Q36. Is all the necessary EPA Permits in place to enable solar to be installed on this landfill?

 A36. The successful responder will be required to obtain all EPA permits.
- Q37. Has the City of Newton conducted the engineering and geotechnical studies to guide the RFP?

 A37. The attachment to the RFQ includes several engineering and geotechnical studies.
- Q38. When do you expect to issue the RFP?

 A38. No RFP will be issued. Refer to Section 10 page 20.
- Q39. How many bidders are expected to be selected out of the RFQ process?

 A39. The City will select the three highest scoring Respondents, as required by M.G.L.

 Chapter 25A, 11I and enter into negotiations for a PPA with the highest scoring Respondent in accordance with provisions in Section 10 below (see Section 7 page 19).
- Q40. Finally, can we receive the answers 3 days prior to the 11/9/2010 Pre Bid Meeting? **A40. Not applicable**
- Q41. If it is determined that the Newton Landfill site will not be suitable for the solar project being contemplated under this RFQ- will the City of Newton be issuing a RFP for the (6) Buildings referenced in the RFI?

If we decided not to bid the Landfill Solar PV Project, will we be excluded from bidding on the (6) buildings:

- Newton North High School 457 Walnut Street, 02460-2224
- Newton South High School 140 Brandeis Road 02459
- Bowen Elementary School 280 Cypress Street, 02459
- · Countryside Elementary School 191 Dedham Street, 02459
- Newton Lower Falls Community Center 545 Grove Street. 02464
- Newton Community Farm House/Barn 303 Nahanton Street 02459

A41. The City of Newton reserves the right to consider the installation of any of the projects in the RFQ. No RFP will be issued (refer to Section 10 page 20 and M.G.L. Chapter 25A, lli). If the respondent determines the landfill site is not suitable, the RFQ does not preclude respondents to be considered for the other projects.

- Q42. Is there any pricing information to be included in the RFQ?
 - A42. Pricing information is not required.
- Q43. Neighborhood/Net metering with Newton as the off taker?

 A43. YES
- Q44. Will the PV array be limited to a specific site at the landfill?

A44. No, but it is expected that the most effective use of the site for the solar installation will be determined by the successful Responder.

Q45. If the specific section of the site is not adequate to meet the output demands/expectations or engineering specifications will additional areas of the landfill be considered?

A45. Refer to Q15 and A15.

- Q46. Are there specific, formalized or informal, KW production targets for each of the listed facilities?

 A46. NO. It is expected the Respondent will determine the optimal capacity for each of the listed facilities.
- Q47. Is there a tentative schedule for commissioning for each of the facilities?
 - A47. No, but the City is aware of NSTAR's Net Metering Cap and will consider advantageous scheduling which provides for the shortest installation of the facilities. See: www.nstar.com/business/rates tariffs/interconnections/other.asp
- Q48. What category of DCAM certification will be required for this project electrical or energy management services?

A48. RFQ calls for Electrical.

- Q49. What is the timing of the bond for the solar contractor in the RFQ? In other words, until the pricing is negotiated, how can we determine the amount of the surety bond?
 - A49. A surety bond is not required for the purposes of the RFQ. The successful responder will be required to post a bond. Specifics on the amount will be discussed during contract negotiations.
- Q50.If the bond is required along with the bid submissions, how much does it need to be? Please issue some clarity for us to proceed on this issue.
 - A50. A surety bond is not required for the purposes of the RFQ. The successful responder will be required to post a bond. Specifics on the amount will be discussed during contract negotiations.
- Q51. Please confirm that the category of work for which the Bidder must be certified also includes Energy Management Services.
 - A51. Refer to answer to Question 8.
- Q52. Please confirm that Five Percent (5%) Bid Surety is not applicable and/or required in submission package.
 - A52. Refer to answer to Question 8.
- Q53. Under a Power Purchase Agreement, the City will not own nor purchase the system. A bonding company cannot provide a bond to an entity that does not own or pay for the capital costs of the constructed system.
 - A53. A surety bond is not required for the purposes of the RFQ. The successful responder will be required to post a bond. Specifics on the amount will be discussed during contract negotiations.
- Q54. Will the City amend the RFQ so that the owner of the system will require all major subcontractors to post a payment and performance bond?
 - A54. A surety bond is not required for the purposes of the RFQ. The successful responder will be required to post a bond. Specifics on the amount will be discussed during contract negotiations.
- Q55.Are MBE percentages stated in RFQ City "goals" or "requirements"? Because material is a disproportionately large cost percentage of these projects, would the City consider a reasonable compliance percentage based on labor only?

A55. The City of Newton encourages the use of Minority/Women Business Enterprise vendors whenever possible. Percentages set by the Commonwealth of Massachusetts are required for all construction and design related projects. The other percentages are goals set by the City of Newton to encourage the use of Minority and Women businesses.

Q56. Will the City take responsibility for clearing the landfill site and make-ready the entire acreage?

A56. The successful Responder and City will determine responsibilities.

Q57. Ameresco would like to request a temporary username and password to access detailed historical energy databases and existing plans as outlined in the RFQ.

A57. Done

Q58. What is the nearest (to the landfill) NSTAR electrical interconnect and voltage?

A58. It is the responsibility of responders to determine nearest (to the landfill) NSTAR electrical interconnect and voltage.

Q59. May we ask questions following the pre-submission meeting and/or site visits? **A59. NO**

Q60. Will you accept proposals from a bidder who does not have specific landfill/brownfields installation experience?

A60. YES

All other terms and conditions of this proposal remain unchanged

PLEASE ENSURE THAT YOU ACKNOWLEDGE THIS ADDENDUM ON YOUR BID FORM

Thank you.

Rositha Durham

Chief Procurement Officer

Postla Durham

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CITY OF NEWTON Pre-Bid Opening ATTENDANCE FORM

OPENING: TIME: DATE:

Newton City Hall 10:00 AM 11/9/2010 203

PROJECT: RFQ for Solar Energy Facilities

DEPT: David Tannozzini

ROOM: INVITATION TO BID:

11-17

PERSONS NAME	<u>COMPANY</u>	TELEPHONE #	EMAIL ADDRESS
Rick Kilbourne	Constellation Excert	וערברטמענו	Consklation
TOLGA TUKAL	Constellition 1	915/2573751	richard-kilborane
LASKELL Wellin	Solar Power Paretners	(617) 519-1024	tology duried a constellation com
John Devillors	Blue Wave Candol LLC	617-470.7297	nuerin Colorpowerpartnessen
Rob Jackson		(978) 987-2820	
Michalle Mulcohr	Alteris Renewables	(781) 325-2884.	bharave strate gos.
RILL FITZBALLICK	AMBLITAN CAPITAL ENERD		mourahv@altoisco
X X X			ricuncular energy con
AMRUTA KALVIT	AMERICAN CAPITAL ENERG		amenta Kalvit O Smer cur capital
TAD KANE	BORREGO SOLFR SYN		
Matt Durette	AMERESCO	508, 494,9482	mourette @ amereso Com
Michelle Bebrio	AMERESCO	508-598-3089	mbebnin@ameresco, com
Andrew Greene	Green Energy (O	781-209-9045	Green Energy Co@ amail. com
Both Masterman	Brightichts Del	617.775.3858 maste	Iman@ libertyschercongram
Ronkelly	Brightfields Dev.	78/ 223 4/24	RKELLY @ Brightfidos LLC
Ryan Donovan	WindSream Renewall	781-640-1296	ROONOVAN @ Wind Stream
Charles Eisenber		, ()	ceisenber @ woudstream
JOHN GALLAGHER	BROADWAY ELECTRICAL, CO. INC	()) 612-821-8891 -	Ventures. com
Ron Palenno	Dagle Del Const lorp.	781-937-7676	ecomponhed a doccome
David Ham	Tioga Energy	61+-+80-762	S shanks trood exclar
James Schwa		781-275-600	o schwarteaspraccom
Varid Tennez			7-67
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CAROL Chafe	37,	e	
Art Cabrat	Nexton Public Bldgs		
DAVID TIME			
Rostha Durha		<u> </u>	
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In accordance with section 30B (5) of the Uniform Procurement ACT. Under Pains and Penalties of Perjury this list is a Complete and Accurate Listing of the above mentioned Bid Opening.